

**NORTH SMITHFIELD
SCHOOL BUILDING COMMITTEE**

January 4, 2007

KENDALL DEAN

5:30 p.m.

BOARD MINUTES

Present: David Chamberland, Paul Vadenais, Jane Biron, Scott Majeau, Steve Lindberg, John Perry, and Edward Yazbak.

Others Present: Robert Lowe, Ron Fagnoli, Mathew Snethen, Gary Ezovski, Charles Roberts, and Christine Bonas.

This meeting was called to order at 5:35 p.m. Following roll call by Jane Biron the minutes to the December 7, 2006, meeting was reviewed. Motion to approve was made by Edward Yazbak and seconded by Jane Biron. The committee unanimously approved the minutes.

Payment of invoices submitted by Gilbane under Requisition number 5 in the amount of \$178,569.54 was motioned for approval by David Chamberland and seconded by Edward Yazbak. This was for Construction Management services for the period through December

21, 2006. The committee unanimously approved the motion.

Approval of an invoice submitted by Joseph Reale, Attorney, in the amount of \$818.32 was motioned by Edward Yazbak and seconded by Paul Nordstrom. The committee unanimously approved the motion.

David Chamberland requested a copy of the traffic study done by Gilbane. The study was approved by the Zoning Board and a copy will be submitted.

OLD BUSINESS

The Contract Draft is still pending

Commissioning will be discussed under Gilbane's report.

Building Security Systems Bid was reviewed. The Town Council approved the request to do all three schools together. Mr. Lindberg stated the security system did not include the new doors to the high school. This portion of the job must go out to bid separately from the security portion. Ron Fagnoli stated that Gilbane could do the whole job and could bill each portion separately. Gilbane will go out to bid with an alternate package.

NEW BUSINESS

Updates – Gilbane/RGB – Phase 2 Status

1. Alternates - A list of 11 alternates was supplied and reviewed by Mathew Snethen.

Mr. Lindberg was concerned with #7 alternative – carpet. Mr. Fagnoli felt it did not matter to leave it in as an alternative.

Mr. Vadenais questioned alternative #11 concerning price and quality. Again, it was felt that it should be left in as an alternative.

2. Identified Value Engineering – Mathew Snethen briefly describes all 10 items of the report. David Chamberland made reference to #5 and reminded Mathew that it was previously agreed upon that a solid surface would be used instead of resin veneer. In #9 reference to rooms 239, 339, and 341 are small groups rooms and a conference room.

Regarding #10 Mr. Lindberg wanted the pros/cons on Vapor/Air Barrier. Mathew Snethen described the difference between the two.

3. Commissioning – The estimated cost would be \$80,000 for commission and \$50,000 for labor costs. Mathew Snethen described the Advance Building rebate program from National Grid literature. Rebates in the amount of \$30 to \$100,000 may be realized. Energy savings in the amount of 35% could be seen and a payback in 3 to 5

years. These savings are on electric only not any gas projects. Ron Fagnoli felt the commissioning would be a third party entity watching over the project.

Ron Fagnoli would like to bring in a presentation on January 18, 2007 along with the potential commission agent. Jane Biron asked if hiring a commission agent would add another layer of liability. Gilbane is still responsible for the entire project according to Ron Fagnoli. The Commission agent reports to the Town and Gilbane would manage the agent's responsibilities. Stephen Lindberg asked for letter describing the commissioning's \$80,000 salary and \$50,000 cost to work with contractors. Ron Fagnoli described to what level the commissioning inspects a project. Gary Ezovski asked is the commissioning need to be decided on in the beginning of the project or could be hired for the construction documents.

Mathew Snethen mention that National Grid would certainly rebate with commissioning in place. Mr. Lindberg would like to see commissioning in phases like Mr. Ezovski mentioned and Mr. Chamberland agree. Bids are needed and interview for the position. At this time more information is needed before approving the position. At this time, Construction Development is at 80%. Gilbane felt they would like a commissioning on board now. Mr. Chamberland asked for isolation and three bids from Gilbane by the next meeting so the board can vote on this issue.

Edward Yazbak informed the board that the Town Council need to be made aware and informed of each aspect of this project. Information updates must be put on the agenda. A discussion over the process of informing the Town Council continued. Scott Majeau was in favor of commissioning, but the board should conduct an interview.

Mr. Chamberland would like to isolate the cost of the construction phase and asked Gilbane if the consulting portion could pay for the design cost.

A meeting between two Town Council members and the board will be scheduled to iron out how they can address the commissioning issue. Mr. Chamberland asked Gilbane to forward a recommendation on the commissioning

4. Schedule Status – Charles Roberts gave a site logistic.

A three month look ahead schedule was reviewed, but will be discussed in detail at a later date. Meetings are still every other Thursday except for the month of March, which will be every week.

Mathew Snethen stated that January 19th, will be the final day for him to finalize the design. Comments from the committee need to be in by that date.

Mr. Chamberland referenced the public bidding process as not the lone process being used. And Gilbane agreed that they will cultivate

other avenues.

Mr. Lindberg addressed the athletic schedules and asked if they will be interrupted. Mr. Roberts will look into it and report on January 18th. Mr. Ray Pendergast will be invited to the next meeting to discuss options and alternatives for the use of the fields.

Mr. Vadenais offered the use of the old Superintendent's building in front of the high school to Gilbane instead of bringing in a construction trailer.

5. Estimate Review – Explained the overruns and provided plans to deal with these overruns. Mr. Chamberland asked if the overruns can be paid for with the contingency fund of 2M.

6. Approval of CD – Ron Fagnoli asked for approval from the committee but Mr. Chamberland felt this should be done at the next meeting.

7. Approval of RGB Additional Services – This was explained by Ron Fagnoli.

Mr. Lindberg asked why the Security System Design for NSHS and NSES was \$17,163. He felt the price was rather high for a design. Gilbane will revisit this item and work within 7%. Mathew Snethen as for authorization to go ahead with Security of 7% design. Gilbane will return on January 18th with a new price.

Mr. Chamberland motioned to approve all items except the Security System Design for NSHS and NSES. The motion was seconded by Mr. Yazbak and all members to the committee approved.

New Middle School Construction Project Newsletter Draft – Mr. Lindberg would like to see the letter posted on the web site. Mr. Chamberland agreed but mentioned that the committee must approval all information first. A few changes were made to the newsletter. In addition to the web site, the Valley Breeze will publish the letter and reference the web site. Motion to approved the newsletter on the web site and publish in the newspaper was made by Mr. Yazbak and seconded by Mr. Majeau. The committee unanimously approved.

Mr. Lindberg addressed public relations and stated he felt that information concerning the construction and public concerns should be the responsibility of the co-chairs. Mr. Vadenais and Mr. Chamberland were in agreement. Mr. Yazbak would like to invite the public with any concerns to any of the board's meetings.

Mr. John Perry expressed concern regarding the football field and the demolition of the press box. Mr. Perry submitted a print out of an alternative boiler compared to the one in the design. He felt savings could be substantial. The printout described the ViseMann Boiler. Gilbane will review and revisit to change the documents. A letter will

be requested from Steve Wilkinson to confirm agreement of the boiler.

Mr. Paul Nordstrom referenced page C405 on the design. There is public concern regarding a tree planted in memory of a student. This tree has a plaque on it and should be moved not destroyed.

The next meeting will be Thursday, January 18, 2007.

Motioned to adjourn was made by Mr. David Chamberland at 8:00 p.m.